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22 **UNITED STATES DISTRICT COURT**
23 **DISTRICT OF NEVADA**

24 WELL'S FARGO BANK, N.A. AS
25 TRUSTEE FOR WAMU MORTGAGE
26 PASS-THROUGH CERTIFICATES,
27 SERIES 2005-PR4 TRUST,

28 CASE NO. 2:17-CV-00606-APG-NJK

29 **STIPULATION AND ORDER TO
30 DISMISS WITH PREJUDICE**

31 Plaintiff,

32 vs.

33 SFR INVESTMENTS POOL 1, LLC, a
34 Nevada limited liability company;
35 ALIANTE MASTER ASSOCIATION, a
36 Nevada non-profit corporation; VIKKI
37 MONTOYA, an individual.

38 Defendants.

39 Pursuant to Local Rules LR IA 6-1 and LR 26-4., Plaintiff Wells Fargo Bank,
40 N.A. as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2005-PR4
41 Trust ("Wells Fargo"), Defendant SFR Investments Pool 1, LLC ("SFR") and
42 Defendant Aliante Master Association ("Aliante"), through their respective
43 attorneys, stipulate as follows:

1 1. This action concerns title to real property commonly known as 3817
2 Ricebird Way, North Las Vegas, Nevada (the “Property”) following a homeowner’s
3 association foreclosure sale conducted on August 16, 2013, with respect to the
4 Property.

5 2. As it relates to the Parties, a dispute arose regarding that certain Deed
6 of Trust recorded against the Property in the Official Records of Clark County,
7 Nevada as Instrument Number 20051013-0005599 (the “Deed of Trust”), and in
8 particular, whether the Deed of Trust continues to encumber the Property.

9 3. The Parties have resolved all of their claims and disputes, and
10 stipulate and agree to the dismissal of all claims among them with prejudice, with
11 each party to bear its own costs and fees.

12 4. The Parties further stipulate and agree that the Lis Pendens recorded
13 against the Property in the Official Records of Clark County, Nevada, as
14 Instruments Number 20170411-0002489 be, and the same hereby is, EXPUNGED.

[Continued on the following page]

5. The Parties further stipulate and agree that a copy of this Stipulation and Order related to Case No. 2:17-CV-00606-APG-NJK may be recorded with the Clark County Recorder.

Dated: September 20, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

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IT IS SO ORDERED:

UNITED STATES DISTRICT JUDGE
Dated: September 20, 2018.